



# TOWN OF WINCHENDON

## UPDATED AGENDA & NOTICE OF MEETING

Pursuant to the provisions of Chapter 30A, Sections 18-25 of the General Laws, as amended, notice is hereby given that a meeting of the following board, committee, or commission will be held on the date and time specified below. Said meeting will be open to the public and press and will be recorded.

**BOARD/COMMITTEE:** Planning Board – Meeting

**DATE:** December 15, 2020

**TIME:** 6:30 p.m.

**LOCATION:** Virtual meeting via Zoom

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### Meeting Attendance Directions (via Zoom):

**Meeting ID: 919 3365 1984**

**Passcode: 0878028**

#### To join via phone

Dial in at +1 929 436 2866 and enter the meeting info above as prompted

#### To join via computer (option for video and/or audio)

go to [www.zoom.com](http://www.zoom.com) and click 'join meeting' then follow prompts using info above **or**  
<https://winchendonk12.zoom.us/j/91933651984?pwd=S3M1dCtrT3l4Q0c2cVRVdIA2TDRmQT09>

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*Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Town of Winchendon Planning Board will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the town's website, at [www.townofwinchendon.com](http://www.townofwinchendon.com).*

1. Call to Order
2. Announcements & Public Comments
3. Business:
  - **6:35 pm Public Hearing continuation** – Site Plan application for site work and new business submitted by Mantis Management Group, LLC for a project located at 2 Juniper Street identified as Winchendon Assessors' Map 5A3 Parcel 197
    - **Applicant has requested a continuation to 1/19/2021**
  - **6:40pm Public Hearing** - Site Plan application hearing for site work and new business submitted by FMJ Motors at 131 Spring Street, Map 5C3 Parcel 133.
  - Master Plan Discussion with representative(s) of the Master Plan Committee
4. Minutes 11/17/2020
5. Correspondence Update
6. Adjourn

**Notice-** The above topics do not prohibit additional last-minute or unforeseen matters.

*The meeting room is handicapped accessible. With advance notice the Planning Board can arrange reasonable accommodation for persons with other disabilities. To request assistance; contact the Department of Planning & Development at 978-297-5410.*

# TOWN OF WINCHENDON



Telephone (978) 297-5410

Planning Board

109 Front Street  
Winchendon, Massachusetts 01475-1758

**Town of Winchendon  
Planning Board  
PUBLIC HEARINGS NOTICE**

Notice is hereby given that the Winchendon Planning Board will hold two public hearings to consider the Site Plan Application and Special Permit Application for a proposed Marijuana Cultivation Facility Mantis Management Group, LLC of 3 Vermont Ave in Saugus, MA 01906 for property located at 2 Juniper St., Winchendon, MA 01475 identified as Winchendon Assessors Map 5A3 Parcels 197 owned by Kwiz Capital, LLC of the same address at their regularly scheduled meeting on Tuesday, October 20, 2020 at 6:50pm The hearing will be held remotely via [www.zoom.com](http://www.zoom.com) or if it is safe to do so, in the 2nd Floor Auditorium of the Winchendon Town Hall, 109 Front Street. Said property is located in the 'PD' Planned Development zone. More information is available by emailing [amanugian@townofwinchendon.com](mailto:amanugian@townofwinchendon.com). All interested persons should plan to attend. Alternative translation and accommodations are available by advance request.

BY: Guy C. Corbosiero, Chair  
Winchendon Planning Board

Applicant requested continuance  
to January 19th 2021 meeting.

# TOWN OF WINCHENDON



Telephone (978) 297-5410

Planning Board

109 Front Street  
Winchendon, Massachusetts 01475-1758

**Town of Winchendon  
Planning Board  
PUBLIC HEARING NOTICE**

Notice is hereby given that the Winchendon Planning Board will consider the site plan application for Class II Auto sales and/or service submitted by FMJ Motors of 131 Spring Street, Winchendon, MA 01475 identified as Winchendon Assessors Map 5C3 Parcel 133 owned by the applicant (of the same address) at their regularly scheduled meeting on Tuesday, December 15, 2020 at 6:40pm The hearing will be held remotely via [www.zoom.com](http://www.zoom.com). Said property is located in the 'PD' Planned Development zone. More information is available by emailing [amanugian@townofwinchendon.com](mailto:amanugian@townofwinchendon.com). All interested persons should plan to attend. Alternative translation and accommodations are available by advance request.

BY: Guy C. Corbosiero, Chair  
Winchendon Planning Board



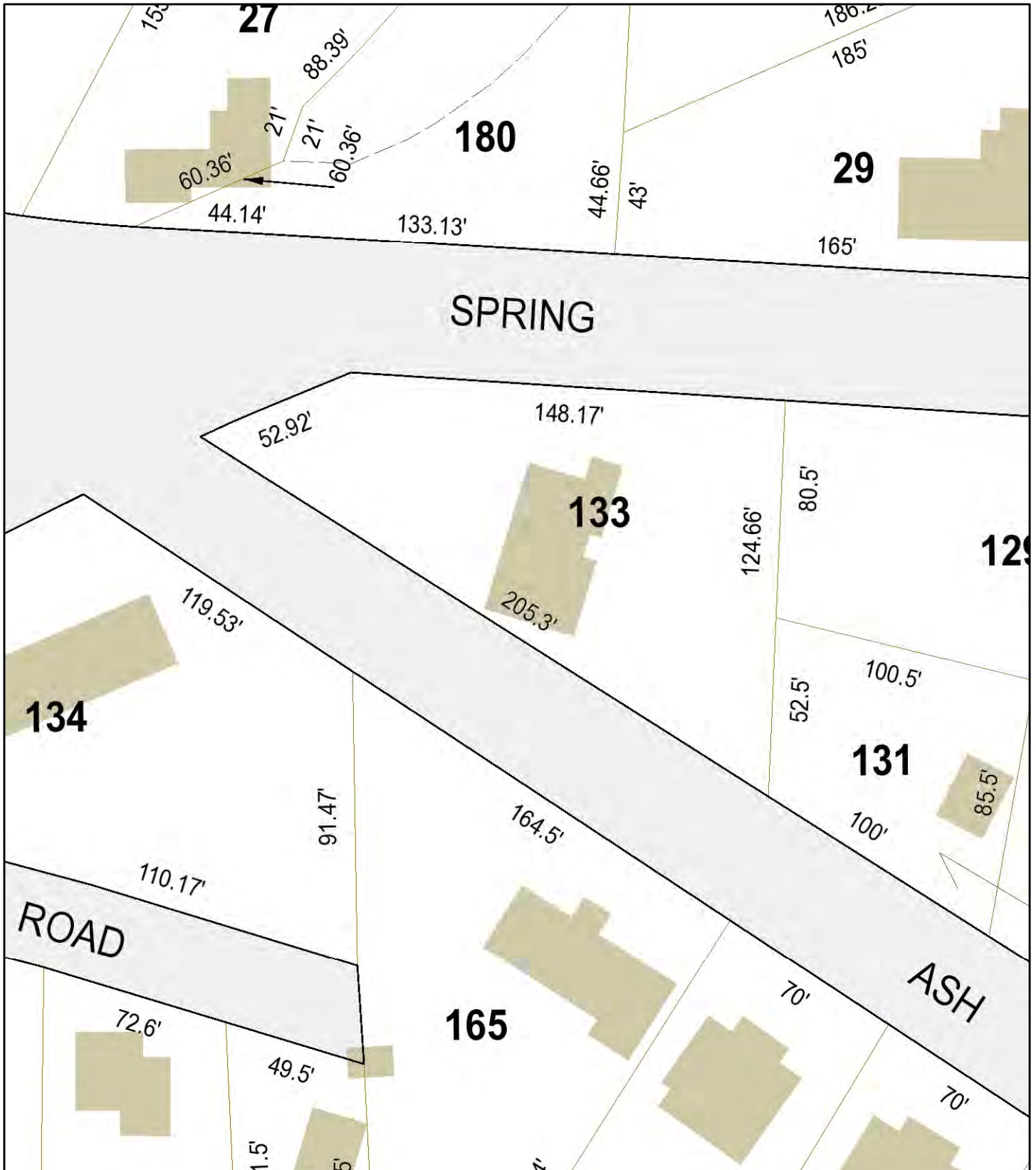
# 131 Spring Street

Winchendon, MA

1 inch = 50 Feet



September 21, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



# 131 Spring Street

Winchendon, MA

1 inch = 75 Feet

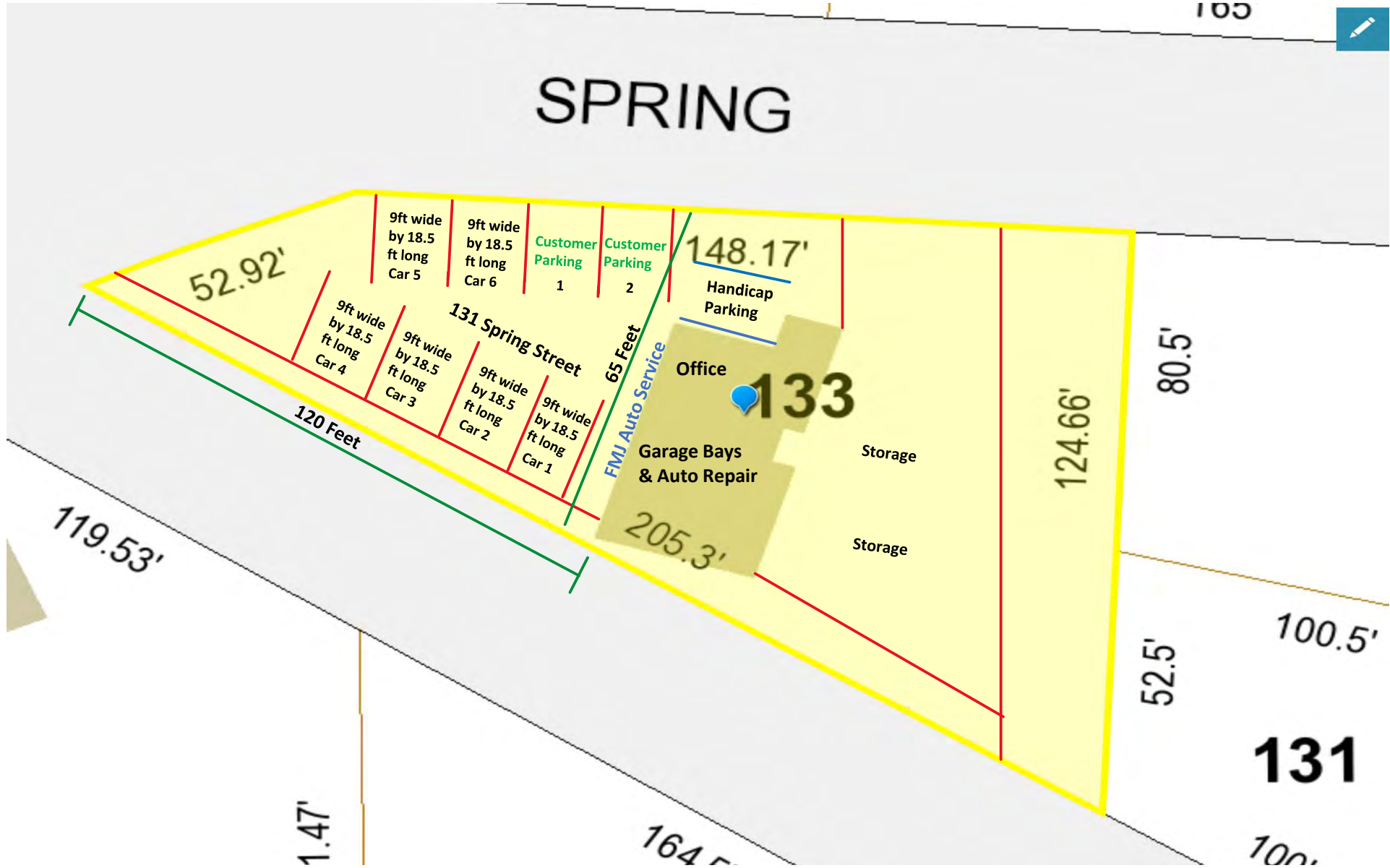


September 21, 2020



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131 Spring Street Winchendon, MA 01475  
FMJ Motors, LLC DBA FMJ Auto Service



# TOWN OF WINCHENDON



## Planning Board Correspondence Summary December 15, 2020 Meeting

**No items before the Select Board with Planning Comments/Issues**

**No items before the Select Board without Planning Comments/Issues**

**No other Notices/Announcements**

### **Meeting Notices from Local Communities:**

The Ashburnham Planning Board will hold a hearing on 12/9/2020 at 6:35pm to discuss a special permit application for common driveway at 16 & 20 High Street.

The Ashburnham Planning Board will hold a hearing on 12/9/2020 to discuss a driveway request on Packard Hill Road, which is designated a scenic road.

The Gardner City Council and Planning Board will have a public hearing and information meeting on 11/16/2020 to consider designating two parcels of land at 525 Parker Street as a Development Overlay District 1.

The Gardner Zoning Board of Appeals will hold a meeting on 12/15/2020 to discuss the following items:

- Access Driveway for 550 Betty Spring Road
- Special Permit to keep poultry at 41 Moran Street
- Special Permit to keep poultry at 73/75 Prospect Street
- Request for Extension of permit for solar field on Kinzer Drive
- Request for Deck Setback at 40 Ash Street
- Request to operate a Gift Shop and Florist at 5 Foss Road

### **Decisions from Local Communities:**

The Gardner ZBA voted on 12/01/2020 to grant a special permit to allow raising of poultry (with conditions) at 44 Rouville Ave.

The Gardner ZBA voted on 12/01/2020 to grant a special permit to allow commercial storage at 60 Chestnut St.

The Gardner ZBA voted on 11/17/2020 to amend existing variances to allow for installation of signage on a garage at 268 Coleman Street.

The Gardner ZBA voted on 12/01/2020 to deny a variance requested for construction of a pergola, privacy panel and attached deck at 84 Jean Street

*(For actual copies of notices please see Alison Manugian in the Planning Office at Town Hall)*